



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

October 24, 2001

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PRESENT: Commissioners Alcorn, Byers, DuBois, Harsel, Kelso, Koch, Moon, Palatiello, Smyth

ABSENT: Commissioners Hall, Murphy, Wilson

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The meeting was called to order at 8:17 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

#7067-SP-14 - RESTON TOWN CENTER

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT #7067-SP-14 BE APPROVED IN ACCORDANCE WITH NORMAL PROCEDURES.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Hall, Murphy and Wilson absent from the meeting.

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Commissioner Palatiello, at the request of the applicants, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON CSP-1999-HM-037, TST WATERVIEW I, LLC AND TST WOODLAND LLC, TO A DATE CERTAIN OF NOVEMBER 14, 2001.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Hall, Murphy and Wilson absent from the meeting.

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Commissioner DuBois announced that application 2232-D00-12, Bell Atlantic, scheduled for decision only tonight, had been withdrawn by the applicant.

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FS-Y01-27 - SPRINT PCS - 14280 Park Meadow Drive

Commissioner Koch MOVED THAT WE CONCUR WITH THE DETERMINATION SET FORTH IN THE STAFF REPORT FOR FS-Y01-27, THAT THE TELECOMMUNICATION FACILITY

PROPOSED BY SPRINT PCS FOR THE OFFICE BUILDING, LOCATED AT 14280 PARK MEADOW DRIVE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Smyth seconded the motion which carried by a vote of 8-0-1 with Commissioner Kelso abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

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RZ-2001-SU-016 - STARWOOD CERUZZI II, LLC

RZ-2001-SU-015 - STARWOOD CERUZZI II, LLC

PCA-95-Y-016-2 - STARWOOD CERUZZI II, LLC

SEA-95-Y-024 - STARWOOD CERUZZI II, LLC

(Decision Only - Public Hearing was held on October 10, 2001)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-95-Y-016-2, SUBJECT TO THE PROFFERS DATED SEPTEMBER 25, 2001.

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG THE ROUTE 28 FRONTAGE OF THE SITE.

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-SU-015, SUBJECT TO THE EXECUTION OF PROFFERS DATED SEPTEMBER 25, 2001.

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE MINIMUM OPEN SPACE REQUIREMENT AND APPROVAL OF AN INCREASE IN THE FAR FROM .50 TO .70.

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-2001-SU-016, SUBJECT TO THE EXECUTION OF PROFFERS DATED OCTOBER 4, 2001.

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT AND A MODIFICATION OF THE BARRIER REQUIREMENT TO THE EAST IN FAVOR OF THE TREATMENT DEPICTED ON THE GDP.

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-95-Y-024, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 4, 2001, WITH THE FOLLOWING CHANGES:

IN CONDITION 5, CHANGE THE 20 FEET TO 12 FEET AND THE SQUARE FOOTAGE FROM 200 SQUARE FEET TO 140 SQUARE FEET. AND IN THE NEXT TO THE LAST LINE, CHANGE THE 5 TO 6, ALLOWING THEM TO HAVE SIX INDIVIDUAL TENANTS LOCATED ON THE SIGN. AND REMOVE THE LAST SENTENCE.

ADD CONDITION 16: "NEON SHALL NOT BE USED FOR ORNAMENTATION OR SIGNAGE ON THE EXTERIOR OF THE BUILDINGS."

ADD CONDITION 17: "ADULT BOOK STORES, ADULT VIDEO STORES AND MASSAGE PARLORS SHALL NOT BE PERMITTED."

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A SERVICE DRIVE REQUIREMENT ALONG THE ROUTE 28 FRONTAGE OF THE SITE.

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

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S00-III-UP1 - OUT-OF-TURN PLAN AMENDMENT

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S00-III-UP1, AS PROPOSED ON PAGES 6 AND 7 OF THE STAFF REPORT DATED OCTOBER 10, 2001.

Commissioner Koch seconded the motion which carried by a vote of 6-1-2 with Commissioner Alcorn opposed; Commissioners Harsel and Smyth abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

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PCA-79-S-119-3 - KENNETH H. & WILLIAM M. BECKER (Sully District)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-79-S-119-3, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 8, 2001.

Commissioner Palatiello seconded the motion which carried unanimously with Commissioner DuBois not present for the vote; Commissioners Hall, Murphy and Wilson absent from the meeting.

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FDPA-82-P-069-13-7 - THE PETERSON COMPANIES LC (Springfield)

Commissioner Koch MOVED THAT WE APPROVE FDPA-82-P-069-13-7, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 23, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION WAIVE THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ADJACENT TO FAIR LAKES PARKWAY IN FAVOR OF THAT SHOWN ON THE FDPA.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Hall, Murphy and Wilson absent from the meeting.

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SE-01-L-024 - KINGSTOWNE TOWNE CENTER, LP

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-L-024, BY KINGSTOWNE TOWNE CENTER, LP, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 24, 2001 AND ATTACHED TO THE STAFF REPORT.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Hall, Murphy and Wilson absent from the meeting.

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The meeting was adjourned at 9:30 p.m.
John R. Byers, Vice Chairman